

Application Ref:

2021/0782

Address:

Bence Farm House, Barnsley Road, Darton, Barnsley, S75 5NT

Neighbour Representations: No

Highways: Requested further information with regard to the dropped kerb and access to Barnsley Road, however this aspect has been removed from the proposal

Tree Officer: No comments received

Conservation Officer: No comments received

Property Description:

The property is a traditional stone and brick built dwelling which faces onto Barnsley Road. It is part of the Bence Farm complex of buildings, set around a courtyard of other stone and brick built dwellings which were previously barns. The property has a large side garden to the south east and the rear elevation faces onto the courtyard. There are a number of Cypress trees along the boundary of the site adjacent to Barnsley Road.

Attached to the dwelling to the north west elevation is a further property known as Stonewell cottage which appears to have been part of the original dwelling but has been since separated as part of the barn conversion scheme approved in 89 (details below). Numbers 5 and 6 Bence Farm Court are set to the north eastern boundary of the property, also facing into the courtyard. The dwelling is set within the Green Belt and there are none of the buildings are Listed or situated within the Conservation Area.







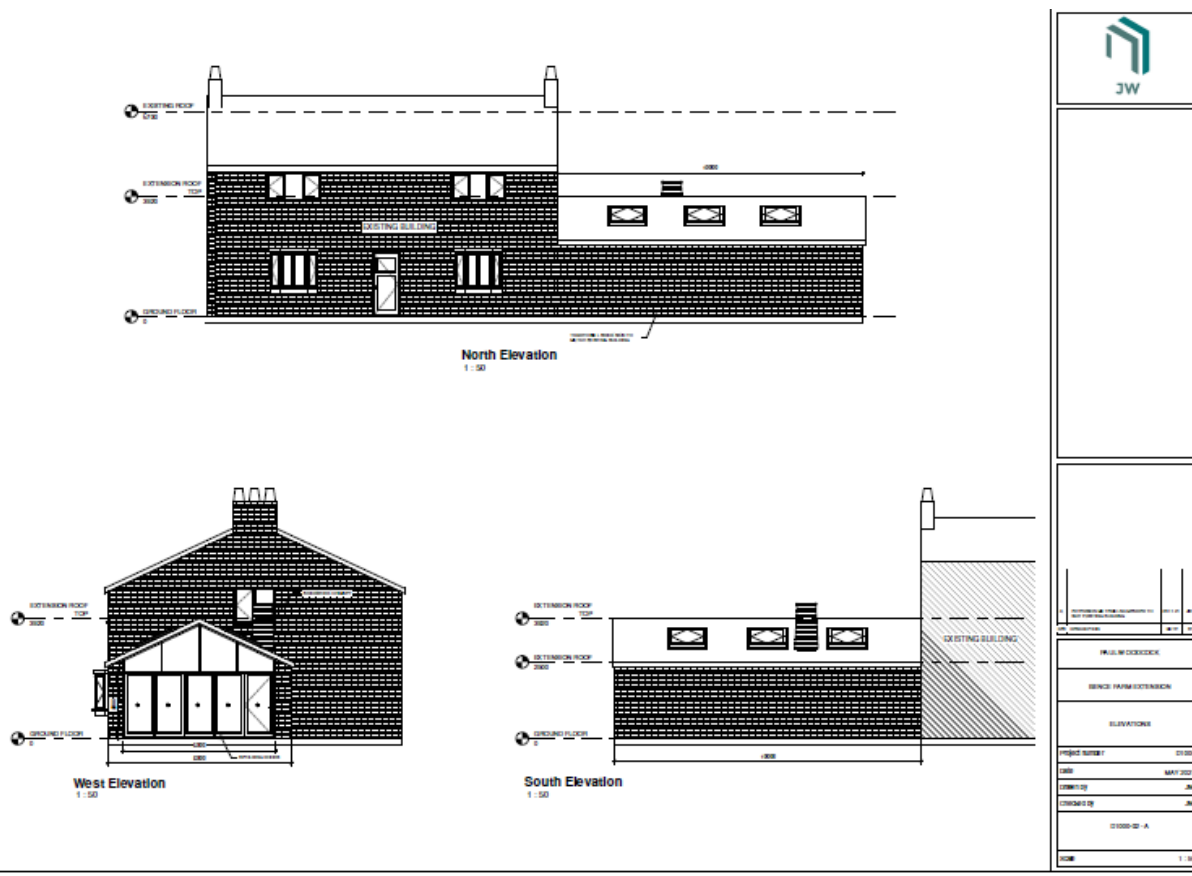


Proposed Extension:

The proposal has been amended during the course of the application and the application now proposes a single storey side extension. The design of the extension has been amended from a metal

clad structure to matching stone with a pitched roof with matching tiles. The size of the extension has been reduced by 0.5m in projection so that it now measures 10m by 6m in width. The proposed extension has 3 rooflights on each roof slope and a glazed gable with glazed doors. The access which was originally proposed to Barnsley Road has also been removed from the proposal.

A tree report has been submitted with the application as a number of trees are to be removed as part of the proposal. This aspect of the proposal is discussed at the end of this proforma.



Relevant History: 89/1176 - Conversion of barns into four dwellings and farmhouse into two dwellings – Approved

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	No – no set back from the front however the extension is single storey only and there is a set back from the rear. The property is set behind a high stone wall from Barnsley Road and will be partially screened from view. Materials are to match as closely as possible and the extension will appear subservient.
Two Storey / First Floor	
2. set back / set down (500mm minimum)	N/A
3. less than 2/3 the width of the original dwelling	The extension does project further than 2/3rds of the width of the original dwelling, however this is acceptable as the extension is single storey and would still appear subservient. It is no wider than the existing dwelling. The property is set behind a high stone wall from Barnsley Road and will be partially screened from view.
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes no windows to side (apart from high level rooflights which will not overlook) but glazed elevation which is acceptable in terms of design.
6. habitable room windows on the side elevation	No
7. materials to match	Yes – agent confirmed stone to the front and brick to side with roof tiles to match.
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	

4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	Yes / No (include comment if required)
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

Garage / Outbuilding* Existing parking in front of garage to remain

	Yes / No (include comment if required)
6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling (attached dwelling a separate planning unit and not included within the calculation)	9.9 x 11 (x2 G and FF) = 217sqm
2. proposed extensions	10 x 6 = 60sqm

3. any existing extensions	Single storey extension 6.7 x 5.1 = 34.1sqm
4. total extensions (including proposed)	94.17 sqm

Impact on trees

There are a number of Cypress trees along the boundary of the site which form a hedge. The tree report states that the root systems have been damaged and therefore the trees have a limited lifespan. As part of the proposal, they are to be removed as they would be sited too close to the proposed extension. The trees are not protected by TPO's and there is no objection to the removal of the trees. The remaining trees within the garden are to be retained. Given the extension is set close to the wall it would allow for limited replanting in this area, therefore replanting would not be recommended in this instance and there are sufficient trees being retained within the garden area.

Recommendation:

Approve with conditions